BILL GARRETT, Davidson County
Trans:T20150031532 DEEDWARRSP
Recvd: 04/27/15 09:28 3 pgs
Fees:18.00 Taxes:925.13

20150427-0037248

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,035.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2015

Notary Public

My Commission Expires: 11/15/17

(AFFIX SEAL)

WILLIAMSON COUNTY
THOMAS SIDWELL
NOTARY PUBLIC
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Settlement Services of Nashville, LLC, 93 Seaboard Lane, Suite 201
Brentwood, Tennessee 37027 (615) 591-1156

Address of New Owners as Follows:	Send Tax Bills To:	Map Parcel No.
Richard Quiroz and Elizabeth Barba 7565 Oakledge Drive Brentwood, TN 37027	NVR Mortgage Finance, Inc. 555 Southpointe Boulevard Suite 300 Canonsburg, PA 15317	Map/Parcel 181100A29900CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Richard Quiroz and Elizabeth Barba, husband and wife,** hereinafter called Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1026 on the Plan of Autumn Oaks Subdivision, Phase 10B of record in Instrument No. 20140331-0026145, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes by Deed from Investment Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20150120-0005538 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Special Exceptions:

a. Davidson County taxes for the year 2015, and subsequent years, not yet due and payable. Said taxes have been prorated between the parties as of the date of the closing, with Grantor paying his prorate part thereof to Grantee, who will be responsible for payment of said taxes when they become due and payable.

b. All matters appearing on the plan of record in Instrument No. 20140331-0026145 Register's Office for Davidson County, Tennessee.

c. Declaration of Covenants Conditions and Restrictions of record in Instrument No. 20010912-0099443 as amended in Instrument Nos. 20030513-0064238; 20101206-0096935 and Instrument No. 20100414-0028160 Register's Office for Davidson County, Tennessee.

d. Restrictions of record in Book 6968, page 30; Book 6704, page 397 and Book 6704, page 405 Register's Office for Davidson County, Tennessee.

e. Storm Water Detention Agreement of record in Instrument No. 20040128-0010895 and Instrument No. 20050222-0018903 Register's Office for Davidson County, Tennessee.

f. Easement to use spring of record in Book 475, page 547 Register's Office for Davidson County, Tennessee.

g. Water Line Easement of record in Book 3376, page 239 Register's Office for Davidson County, Tennessee.

h. Easement to Columbia Gulf Transmission Company of record in Book 4240, page 667 as partially released in Book 2245, page 271 Register's Office for Davidson County, Tennessee.

i. Ingress/Egress Easement to Cemetery of record in Book 261, page 284 and Book 6704, page 397 Register's Office for Davidson County, Tennessee.

j. Sanitary Sewer Easement of record in Book 7515, page 298; Book 9343, page 196; Book 9343, page 199 and Book 11217, page 799 Register's Office for Davidson County, Tennessee.

k. PUD Boundary of record in Plat Book 6900, page 786 Register's Office for Davidson County, Tennessee.

l. Charter of Autumn Oaks Homeowners Association, Inc., of record in Instrument No. 20010912-0099442 Register's Office for Davidson County, Tennessee.

m. Subject to rights of others in and to common areas/elements.

n. Subject to lien for special assessments contained in the DCCR's/Master Deed.

o. All other easements and restrictions of record.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved ☐
This is improved ☑ property, known as: 7565 Oakledge Drive, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever. GRANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

Witness MY HAND 23rd day of April, 2015.

NVR, INC., a Virginia Corporation, trading as Ryan Homes

BY: _____

James Hosay, Appointed Vice-President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came James Hosay, Appointed Vice-President with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be Vice-President, respectively of NVR, Inc., a Virginia corporation, trading as Ryan Homes, the within named bargainor, and corporation, and that he as such Appointed Vice-President, being authorized so to do, execute the foregoing instrument for the purpose therein contained by signing the name of the corporation, by the said James Hosay, as such, Appointed Vice-President, and attesting the same corporation, by the said James Hosay, Appointed Vice-President.

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 23rd day of April, 2015.

NOTARY PUBLIC

My Commission expires: 11-15-15

LAUREN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY